

# Inspection Report

## Sample Report

**Property Address:**  
1234 Sample Report Dr  
Tallahassee FL 32300



**Tallahassee Real Estate Inspections, LLC**

**Mike Pagozalski #HI19519**  
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A handwritten signature in blue ink, appearing to read "Mike Pagozalski".

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<b>Date:</b> 7/25/2016	<b>Time:</b>	<b>Report ID:</b> 20160725Sample
<b>Property:</b> 1234 Sample Report Dr Tallahassee FL 32300	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

### Introduction:

The following pages and attached documents are your home inspection report. This report will include pictures, additional information, web references, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of InterNACHI (International Association of Certified Home Inspectors) and the state of Florida. The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available prior to, during and after the inspection and it is part of the report.

### Report Scope and Limitations:

A home inspection is intended to assist in evaluating the overall condition of the dwelling and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components in the personal opinion of the inspector on this day and time only. The results of this inspection are not intended to be technically exhaustive or to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. This report does not include inspection for wood destroying insects, mold, radon, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection.

No warranty, guarantee or insurance by Tallahassee Real Estate Inspections, LLC is expressed or implied. This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. It is recommended that any deficiencies and the components or systems related to those deficiencies noted in this report be further evaluated and repaired as needed by a licensed contractor prior to closing. Further evaluation prior to closing is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. It is recommended that any further evaluations, assessments or estimates you obtain based on this report also be in writing.

This report has been produced exclusively in accordance with the pre-inspection agreement and is subject to the terms and conditions agreed upon therein. The inspector does not authorize receipt of this report by any purchasers of this property other than our client. We strongly advise against any reliance of this report by third parties or other purchasers.

### Use of photos:

This report will include many photographs, which help to demonstrate where the inspector went, what was observed, and the visual condition of a system or component at the time of the inspection. Some of the pictures will be utilized to show deficiencies or problem areas to help you further understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

**Comment Key or Definitions:**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually inspected the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Keeping things in perspective:**

The perfect home simply doesn't exist. A home inspection is supposed to give you reassurance but often has the opposite effect. This process can be stressful. You will be asked to absorb a lot of information in a short period of time in the form of this inspection report, environmental reports, sellers disclosures etc. While this experience may seem overwhelming, remember everything is curable and while some issues may be expensive, most aren't. Most of your inspection is made up of maintenance recommendations, life expectancies and minor imperfections. Issues that really matter are major structural failings, things that may hinder your ability to finance, legally occupy or insure the home, or safety hazards. These are all still issues that can be resolved. Often a serious problem can be corrected inexpensively, protecting both life and property. Realize no home is perfect and most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Try to keep things in perspective and remember the sellers are under no obligation to repair everything mentioned in this report.

Please feel free to contact us at any time to discuss any questions or concerns you may have.

**Standards of Practice:**

InterNACHI International Association of  
Certified Home Inspectors

**Type of building:**

Single Family (1 story)

**Approximate Square Footage:**

2200

**Approximate Year of Original  
Construction:**

1984

**Occupancy:**

The home was occupied

**Present during the Inspection:**

The home occupant(s)

**Weather during the Inspection:**

Hot and Humid

**Significant precipitation in last 3 days:**

Yes

**Temperature during inspection:**

Over 65 (F) = 18 (C)

**Ground/Soil surface condition:**

Damp

# 1. Roof

**The inspector shall inspect:** from ground level or eaves: the roof covering; the roof drainage system; the downspouts; the attic ventilation, flashings, skylights, chimney and other roof penetrations; describe the visible and readily accessible roof covering systems and components and report as in need of correction observed indications of active roof leaks.

**The inspector is not required to:** Walk on any roof surface when, in the opinion of the inspector, the following conditions exist: roof slope is excessive to safely walk on, there is not safe access to the roof, climatic conditions render the roof unsafe to walk on, condition of the roofing material or roof decking renders the roof unsafe to walk on, walking on the roof may cause damage to the roof covering materials, and/or walking will place liability or danger to the homeowner or other representatives involved in the home inspection. Inspector is not required to: predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments; walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage; perform a water test, warrant or certify the roof; or confirm proper fastening or installation of any roof material.

## Styles & Materials

**Method of inspection:**

Walked the roof

**The roof style was:**

Gable

**Primary roof-covering type:**

Architectural Fiberglass Asphalt Shingle

**Roof Framing Type:**

Manufactured Roof Trusses

**Roof Sheathing Material:**

7/16-inch Oriented Strand Board (OSB)

**Drainage system description:**

Partial gutters and downspouts installed

**Gutters/downspout material:**

Aluminum

**Chimney flue material:**

Tile

**Attic inspected from:**

Inside the attic

		IN	NI	NP	RR
1.0	Roof Covering	•			
1.1	Roof Flashing	•			•
1.2	Roof Drainage System	•			•
1.3	Plumbing and Combustion Vents	•			
1.4	Chimney at Roof	•			
1.5	Interior Roof Structure and Attic	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

**1.0** This area of the roof has been re-shingled more recently than the rest of the roof, it is recommended you consult with seller regarding permits, warranty etc. before your inspection objection deadline.



1.0 Item 1(Picture)

**1.1** The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eave. This condition may allow moisture intrusion of the exterior wall covering. Kick-out flashing should be installed by a qualified contractor.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

**1.2** The gutter downspouts in both the front and back of house terminate at the base of the exterior wall and not the recommended 6 feet away. It is recommended that downspout extensions be installed to properly direct storm water runoff.



1.2 Item 1(Picture)

**1.4** The chimney crown was constructed of mortar. To extend it's life span as far as possible, the crown should be inspected on a regular basis and any cracks should continue to be sealed with an appropriate sealant (as it appears to have been done to date) to prevent damage from moisture.

To further extend the life of the rain cap on the spark arrestor, clean and paint with appropriate product to prevent further corrosion.



1.4 Item 1(Picture)

**1.5** The attic was only walked to the middle of the house due to the vaulted ceilings. While every attempt was made to view as much as possible, there may be conditions past the vaulted ceilings that were unable to be observed.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

**The inspector shall inspect:** the wall cladding/siding, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, and balconies; railings, guards and handrails; the eaves, soffits and fascia; a representative number of windows; and the vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. Describe the exterior wall covering and report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and rails.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; inspect items, including window and door flashings, which are not visible or readily accessible from the ground; inspect geological, geotechnical, hydrological or soil conditions; inspect recreational facilities or playground equipment; inspect seawalls, break-walls, boat lifts and docks; inspect erosion control and earth stabilization measures; inspect for safety type glass; inspect underground utilities; inspect underground items; inspect wells or springs; inspect solar, wind or geothermal systems; inspect swimming pools or spas; inspect wastewater treatment systems septic systems or cesspools; inspect irrigation or sprinkler systems; inspect drain fields or dry wells; or determine the integrity of multi-pane window glazing or the thermal window seals.



### Styles & Materials

**Driveway Material:**

Concrete

**Walkway Materials:**

Concrete

**Exterior wall-covering Material:**

Brick  
Horizontal Lapped Wood Siding

**Exterior Trim Material:**

Wood

**Soffit Material:**

Vented Aluminum

**Exterior Doors:**

Metal  
Sliding Glass

**Appurtenance:**

Covered porch  
Patio

**Additional Structures:**

Utility building (not inspected)

**Access Restrictions:**

Backyard Fenced



		IN	NI	NP	RR
2.0	Driveway and Walkways	•			
2.1	Site Conditions that Affect the Structure	•			•
2.2	Wall Cladding, Flashing and Trim	•			•
2.3	Exterior Doors and Windows	•			•
2.4	Balcony, Deck, Patio and Porch	•			•
2.5	Railings, Guards, Gates and Handrails	•			•
2.6	Landscape Irrigation		•		
2.7	Additional Structures		•		
		IN	NI	NP	RR

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**Comments:**

**2.0** Brick culvert is missing brick on corner.

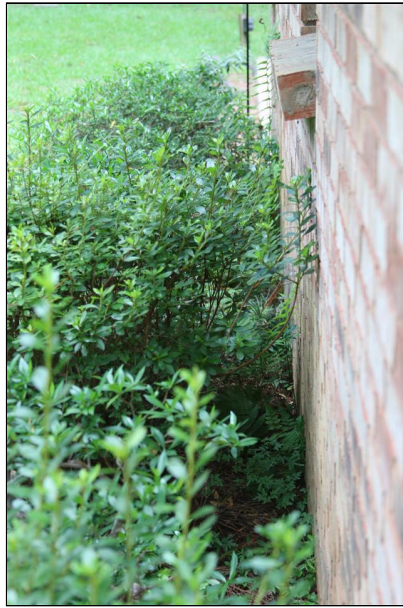


2.0 Item 1(Picture)

**2.1 (1)** In general you shouldn't have any vegetation, bushes, shrubs, vines, trees, touching the house or roof, which can trap moisture against the exterior wall cladding. This moisture can cause rot and attract pests, or may cause mold and mildew to grow. Furthermore, many pests use vegetation as a bridge between the ground to the walls and roof of your home. In certain cases vegetation can cause mechanical damage as well. It is recommended vegetation is cut back at least 12+ inches off a home's exterior.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

**2.1 (2)** Evaluating the condition of trees is outside the scope of this report, so it is recommended you seek further evaluation from a qualified arborist due to the proximity of this tree to the house, its size, and its unique physical appearance.



2.1 Item 3(Picture)

**2.2 (1)** Wall penetration for exterior outlet by front door needs to be caulked or sealed appropriately to prevent unwanted moisture or pest intrusion.



2.2 Item 1(Picture)

**2.2 (2)** Finish coating designed to protect the wood siding was moderately deteriorated at the time of inspection. More so on the South facing elevations. In some of these areas the siding is starting to show signs of curling and one board has split. It is recommended you seek further evaluation from both a qualified siding contractor for corrective action and from a qualified painting contractor for proper finish coat maintenance to prevent further deterioration and to extend the life span of the wood siding components.



2.2 Item 2(Picture)

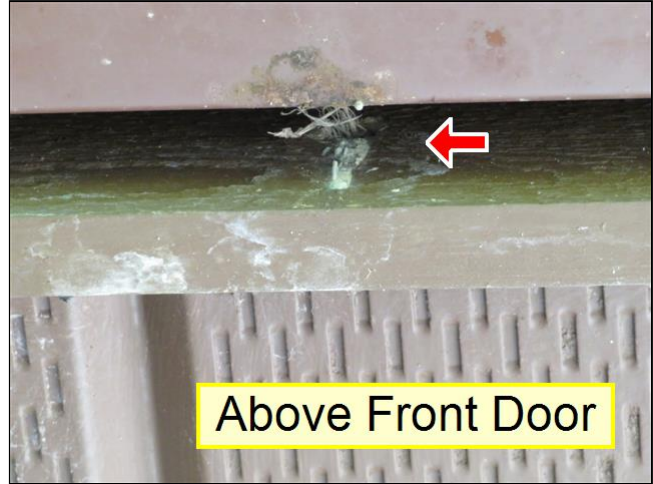


2.2 Item 3(Picture)

**2.2 (3)** There is evidence of carpenter bee activity in several places. Its is recommended that a licensed pest control company further evaluate and treat to prevent any further damage.



2.2 Item 4(Picture)



2.2 Item 5(Picture)

**2.3 (1)** Weather stripping around both exterior doors is damaged or missing and should be replaced to prevent unwanted pest intrusion and energy loss.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

**2.3 (2)** Several windows has missing or deteriorated caulk or grout/mortar around the frames, this should be corrected to prevent unwanted moisture or insect intrusion to the exterior wall membrane.



2.3 Item 3(Picture)

**2.3 (3)** The steel lintels above windows are un-painted and showing signs of minor corrosion. It is recommended that they be painted to help protect against any further corrosion.



2.3 Item 4(Picture)

**2.4 (1)** Patio should be pressure washed to eliminate a potentially slippery surface.



2.4 Item 1(Picture)

**2.4 (2)** The screen door is sagging and does not have a proper sweep, which could allow pests/insect intrusion. This door is also older and without more attention to maintenance its condition may be prone to deterioration much faster than a newer door.



2.4 Item 2(Picture)

**2.4 (3)** The screen covering is older and showing signs it is nearing the end of its service life. The screen material is loose in most areas and torn in several spots. This should be corrected to prevent unwanted pest or insect intrusion.



2.4 Item 3(Picture)

**2.5** All three gates to the backyard show signs of aging and are difficult to operate due to loose screws in gate hinges and twisting or warping of wooden members. Recommend correction by a qualified contractor.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)

**2.6** The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline.

**2.7** Additional outbuilding/shed was not inspected and is thereby excluded from this report. However from a distance it appeared to be well maintained and constructed.



2.7 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Structure

Much of the home structure is hidden behind exterior and interior roof, floor, walls and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions of the part of the Inspector that are based on the Inspector's past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the Inspector may recommend evaluation or testing by a specialist that may include invasive measures which would require homeowner permission.

**The inspector shall inspect:** all of the visible structural systems and components by probing structural components where deterioration is visible or suspected of where clear indications of possible deterioration exist; the foundation; the basement; and the crawlspace. Describe the foundation and report as in need of correction observed indication of wood in contact with or near soil, observed indication of active water penetration, observed indications of possible foundation movement, and any observed framing members that, in the inspector's opinion, present a structural safety concern.

**The inspector is not required to:** enter or traverse any crawlspace or attic, where entry could, in the opinion of the inspector, cause damage, be unsafe or unsanitary, or pose a hazard to himself/herself. Nor will the inspector move stored items; operate sump pumps with inaccessible floats; identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems; provide any engineering or architectural service; or offer an opinion as to the adequacy of any structural system or component.

#### Styles & Materials

**Foundation Configuration:**

Concrete Slab-on-Grade

**Foundation Method/Materials:**

Poured concrete footings

**Main Floor Structure:**

Concrete Slab

**Exterior Wall Structures:**

Brick over Wood Frame

**Typical Ceiling Structure:**

Drywall attached to roof trusses

		IN	NI	NP	RR
3.0	Exterior Wall Construction	•			
3.1	Floor Structure	•			
3.2	Foundation	•			
3.3	Slab-on-Grade	•			
		IN	NI	NP	RR

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards.

**The inspector shall inspect:** Any visible and readily accessible electrical systems and components including: the service entrance conductors, drip loop, cables and raceways; main service equipment and main disconnects; service grounding; interior components of main service panels and sub panels; conductors; over current protection devices; a representative number of readily accessible installed lighting fixtures, switches and receptacles; ground fault circuit interrupters; amperage and voltage rating of electrical service; main disconnect(s); methods or types of wiring; smoke and carbon monoxide detectors; arc fault circuit interrupters. The inspector shall report as in need of correction, deficiencies in the integrity of the service entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; any unused circuit breaker panel opening that was not filled; the presence of solid conductor aluminum branch circuit wiring, if readily visible; any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and the absence of smoke detectors.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures; operate electrical systems that are shut down; remove panel covers or dead front covers if not readily accessible, operate or re-set over current protection devices or overload devices; operate or test smoke or carbon-monoxide detectors or alarms; inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems; measure or determine the amperage or voltage of the main service equipment, if not visibly labeled; impact ancillary wiring or remote-control devices; activate any electrical systems or branch circuits that are not energized; inspect low voltage systems, de-icing tapes, swimming pool wiring, or any time-controlled devices; verify the service ground; inspect private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; conduct voltage-drop calculations; determine the accuracy of labeling; or inspect exterior lighting.

### Styles & Materials

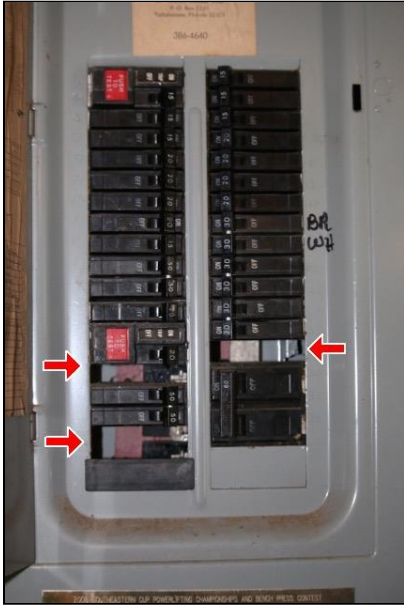
<b>Electrical Service Conductors:</b> Overhead service	<b>Service Panel Ampacity:</b> 200 amps	<b>Service Panel Type:</b> Load Center
<b>Service Panel Manufacturer:</b> General Electric	<b>Service Disconnect Location:</b> At Service Panel Location : Exterior Garage Wall	<b>Service Disconnect Type:</b> Breaker
<b>Service Grounding:</b> Water pipe	<b>Wiring Methods:</b> Not Visible	<b>Branch Wiring 15 and 20 amp:</b> Solid Copper
<b>Ground Fault Circuit Interruptor (GFCI) Protection:</b> Partial Bathroom Exterior	<b>Arc Fault Circuit Interruptor (AFCI) Protection:</b> NO	<b>Switches and Receptacles:</b> Grounded

		IN	NI	NP	RR
4.0	Service Entrance Conductors and Service Drop	•			
4.1	Electric Meter and Base, Main Disconnect, and Main and Distribution Panels and Grounding	•			•
4.2	Distribution Wiring	•			•
4.3	Polarity and Grounding of Receptacles within 6 ft of interior plumbing fixtures, all receptacles in garage, carport, exterior walls of inspected structure	•			•
4.4	Switches, Receptacles and Light Fixtures (observed from a representative number)	•			•
4.5	Smoke Detectors	•			•
4.6	Carbon Monoxide Detectors			•	•
4.7	Doorbell	•			
		IN	NI	NP	RR

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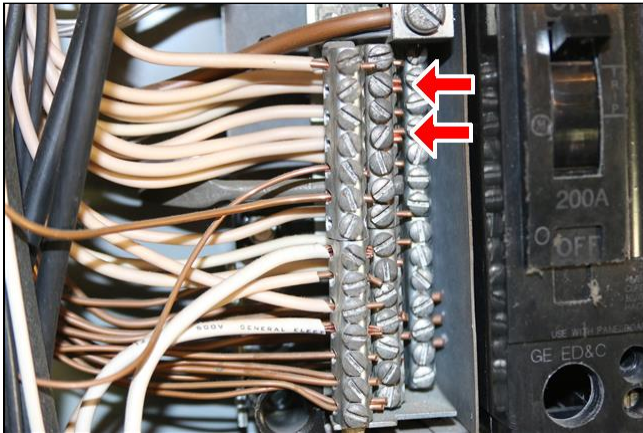
**Comments:**

**4.1 (1)** The service panel dead front cover had one or more gaps where circuit breakers were missing. This condition may allow a person to come into contact with energized electrical components. These gaps should be filled with twist-out blanks designed for this purpose. This potential shock/electrocution hazard should be corrected by a qualified electrical contractor.



4.1 Item 1(Picture)

**4.1 (2)** In the service panel, two conductors were installed in a lug designed for only one. This condition is improper. Recommend correction by a qualified electrical contractor.



4.1 Item 2(Picture)

**4.2** Receptacle on outside corner of patio has several deficiencies: The wire coming out of the ground into the outlet should be encased in conduit to provide protection from mechanical damage; the same condition exists where the wire exits the screen porch and goes into the ground; the wire to this outlet is not hard wired to the home's electrical system, but rather plugged in on the porch. Recommend correction by a qualified electrical contractor.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

**4.3 (1)** Outlet face by front door is broken and not on a GFCI protected circuit. Recommend replacement by a qualified contractor.



4.3 Item 1(Picture)

**4.3 (2)** At the time of the inspection, no deficiencies were observed in the condition of electrical receptacles in the garage, but receptacles in the garage had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. This can be achieved by: 1. Replacing the current standard receptacles with GFCI outlets 2. In the garage circuit, replacing the receptacle nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breakers currently protecting garage electrical circuits with GFCI breakers.

**4.3 (3)** An electrical outlet in the hall bathroom has hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.



4.3 Item 2(Picture)

**4.3 (4)** At the time of the inspection, no deficiencies were observed in the condition of electrical receptacles in the kitchen but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard receptacle with GFCI outlets 2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle. 3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.

4.4 (1) Replace broken switch plates or covers.



4.4 Item 1(Picture)

4.4 (2) In all three bedroom closets there is a bulb only fixture, this presents a potential fire hazard and it is recommended they be replaced with an appropriate fixture.



4.4 Item 2(Picture)

**4.4 (3)** Numerous outlets throughout the house are "worn out" i.e. the metal contacts inside the receptacle are no longer firmly securing the plug in place. This is a fairly common condition given the age of the home. Outlets should be replaced as needed by a qualified electrical contractor.



4.4 Item 3(Picture)

**4.4 (4)** Electrical receptacles at various areas in the home were improperly secured and moved when plugs were inserted. Loosely connected outlets can move around, causing the wires to loosen from the terminals. Loose wires can arc and overheat causing a potential fire hazard. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. Loose outlets should be corrected by a qualified electrical contractor.

**4.5** The presence of two smoke detectors were noted in the hallways outside both sleeping areas, but they weren't tested. It's recommended after purchase you replace all detectors at that time. This recommendation is made because smoke detectors have a life span of 10 years OR LESS, replacing them upon move in will ensure they are in working order and makes it easy to remember they were installed when you purchased the home allowing you to accurately maintain them going forward. They are a relatively inexpensive item and given how important they could be to you and your family's safety, well worth the cost. For that same reason, adding additional detectors is never a bad idea.

**4.6** Not present. Recommend installation of at least one, or a combination carbon monoxide and smoke detector in all houses that contain a fireplace.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Garage

**The inspector shall inspect:** garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control; operation of all accessible conventional doors; proper firewall separation from the living space; and proper floor drainage. The inspector shall describe a garage vehicle door as manually operated or installed with a garage door opener, and shall report in need of correction: photo-electric safety sensors that did not operate properly or are not installed at proper heights.

**The inspector is not required to:** inspect or operate equipment housed in the garage; verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door; operate any system, appliance or component that required the use of special keys, codes, combinations or devices.

### Styles & Materials

<b>Garage Vehicle Door Type:</b>	<b>Number of Vehicle Doors:</b>	<b>Number of Automatic Openers:</b>
Single	2	2
Overhead		
<b>Vehicle Door Automatic Reverse:</b>	<b>Conventional Door To Exterior:</b>	<b>Auto-opener Manufacturer:</b>
Photosensor installed correctly	Not present	CHAMBERLAIN

		IN	NI	NP	RR
5.0	Vehicle Doors	•			
5.1	Conventional Doors	•			
5.2	Floors	•			
5.3	Walls	•			
5.4	Ceiling	•			
5.5	Fire Separation	•			•
5.6	Stairs/Steps to Living Space	•			
5.7	General Condition and Ventilation	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace



**Comments:**

**5.5** The garage should be separated from the residence and its attic area by no less than 1/2" gypsum board applied to the garage side. Any opening or penetration therein must use the proper material/product in order to maintain proper fire wall separation. This product does not meet the necessary requirements. It is recommended that a corrective action is taken by a qualified contractor.



5.5 Item 1(Picture)

## 6. Interior

**The home inspector shall:** observe walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector shall report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments on the interior walls, ceiling and floors including carpeting, draperies and blinds; inspect central vacuum systems; inspect safety glazing; inspect security systems or components; evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises; move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure; move drop ceiling tiles; inspect or move any household appliances; operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards; operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices; operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights; inspect microwave ovens or test leakage from microwave ovens; operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices; inspect elevators; inspect remote controls; inspect appliances; inspect items not permanently installed; examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment; come into contact with any pool or spa water in order to determine the system structure or components; determine the adequacy of spa jet water force or bubble effect; determine the structural integrity or leakage of a pool or spa.

### Styles & Materials

**Walls and Ceilings:**

Drywall

**Floor Covering Materials:**

Carpet  
 Tile  
 Modern Hardwood Flooring

**Interior Doors:**

Wood Hollow Core

**Window Material:**

Aluminum

**Window Glazing:**

Double-pane

**Window Operation:**

Single-hung

		IN	NI	NP	RR
6.0	Floors	•			
6.1	Walls	•			
6.2	Ceilings	•			
6.3	Doors (Representative Number)	•			•
6.4	Windows and Skylights (Representative Number)	•			•
6.5	Interior Trim	•			
6.6	Cabinets and Countertops (Representative Number)	•			
6.7	Stairs, Steps, Landings, Stairways, Ramps and Railing, Guards and Handrails			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

### Comments:

**6.3** Door between master bathroom vanity and shower/toilet area doesn't latch properly and should be adjusted.

Bi-fold closet doors in middle bedroom don't shut properly and should be adjusted.

**6.4** Window coverings or blinds in one or more window(s) in the house utilized cords of an older design. When window cords are accessible to small children, these seemingly harmless products may become strangulation hazards. This is especially important with older window coverings that may not meet the latest national standard for window cord safety. If you have corded window coverings and can't replace them with today's safer products, check them for the following hazards and order free retrofit kits as needed by clicking [HERE](#) .

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 7. Plumbing

**The inspector shall:** inspect all of the visible and readily accessible plumbing systems and components including: interior water supply piping and distribution systems including fixtures, faucets and components; drain, waste and vent systems, including all plumbing fixtures; plumbing related vent systems, flues and chimneys; drainage sumps, sump pumps, and related piping; water heating equipment including the energy source; and the location of the main water and main fuel shut off valves. The home inspector shall describe the capacity of water heating equipment. The inspector shall report as in need of correction, deficiencies in: water supply based on function flow in two fixtures operated simultaneously; or in the installation of hot and cold water faucets; mechanical drain stops that were missing or did not operate; and toilets that were damaged, had loose connections to the floor, were leaking or had tank components that did not operate.

**The inspector is not required to:** inspect wells or water storage equipment; water conditioning systems; solar water heating systems; fire sprinkler systems; private waste disposal systems; irrigation systems; test shower pans, tubs and shower surround for leakage; operate safety valves or shut-off valves; determine whether water supply and waste disposal systems are public or private; and determine if the quality or quantity of water supply at the time of inspection or thereafter will meet the client's needs.

## Styles & Materials

**Water Supply Source:**

Public Water Supply

**Main Water Supply Pipe:**

Copper

**Water Distribution Pipes:**

Copper

**Sewage System Type:**

Septic system (not inspected)

**Drain Waste and Vent Pipe Materials:**

PVC

**Water Heater Manufacturer:**

General Electric

Date of MFR : 2002

**Water Heater Fuel Type:**

Electric

**Water Heater Type:**

Tank (conventional)

Located : Garage

**Water Heater Tank Capacity:**

40 gallons

**Second Water Heater Manufacturer:**

Unable to determine (missing/illegible information)

Date of MFR : Unknown

**Second Water Heater Fuel Type:**

Electric

**Second Water Heater Type:**

Tank (conventional)

Located : Sealed compartment off middle bedroom closet

**Second Water Heater Tank Capacity:**

Unknown/Unable to determine

		IN	NI	NP	RR
7.0	Main Water Supply Shut Off Valve (Describe Location)	•			
7.1	Main Fuel Supply Shut Off Valve (Describe Location)			•	
7.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents	•			•
7.3	Interior Water Supply, Fixtures, Faucets and Systems	•			•
7.4	Interior Fuel Storage, Piping, Venting, Supports, Leaks			•	
7.5	Sewage and DWV Systems	•			
7.6	Sump Pumps with Accessible Float			•	
7.7	Exterior Plumbing	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

**Comments:**

**7.0** Located in front yard, see pictures.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

**7.2 (1)** The water heater in the garage is older and has performed beyond it's normal life expectancy. Replacement should be anticipated in the not too distant future. Even though the water heater is located in the garage, it is still recommended that an installation of a proper drip pan be made.

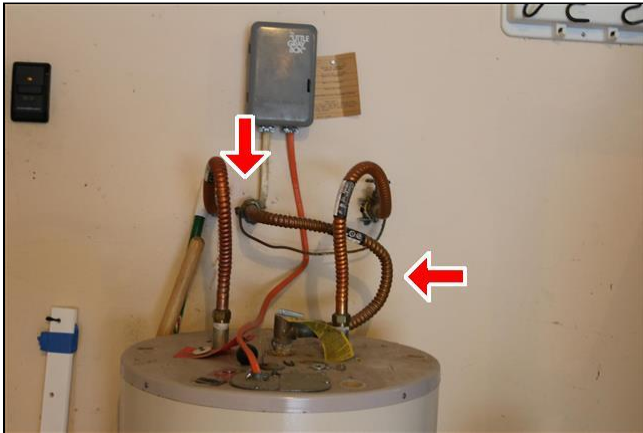
To view an estimated life expectancy chart for all components of a home in Florida, click [HERE](#)

**7.2 (2)** It is believed there is a second water heater located in the closet of the middle bedroom, due to both the contents of closet and the shelving installed, the water heater is not accessible and was not inspected. This is a condition that should be corrected to prevent a potentially larger issue if it were to leak.



7.2 Item 1(Picture)

7.2 (3) The TPR (Temperature Pressure Relief) valve should not flow upward. The relief should not be restricted. The pipe should discharge 6" from the ground, preferably into a pail or bucket. It is recommended that you have a licensed professional plumber repair. For additional resource information, see the following: [TPR Valves](#).



7.2 Item 2(Picture)

7.3 Stoppers in both bathtubs and in right master bathroom sink are missing.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

**7.5** Due to the location of most components underground and the visual nature of the General Home Inspection I did not inspect the private onsite wastewater treatment (septic) system. Because these can be one of the most expensive systems in the home to repair or replace, I strongly recommend that before the expiration of your Inspection Objection Deadline, you have it inspected by a certified specialist. The EPA recommends that the average household septic system be inspected at least every 3 years by a septic service professional. Household service tanks are typically pumped every 3-5 years. It is recommended you ask the seller to provide history of septic tank maintenance. For more information about maintaining your septic system, please click [HERE](#).

**7.7** Water Pressure was inside the recommended range of 60-80 psi (approx 70-75 psi).



7.7 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating and Cooling

**The inspector shall:** inspect permanently installed heating and air conditioning systems and components including: fuel storage and fuel distribution systems; vent systems, flues and chimneys where readily visible; ductwork and air distribution components; mechanical ventilation system; heating and cooling system energy source(s), heating system capacity in BTU's or kilowatts; and presence of condensate over flow warning/shut off devices. The inspector shall describe the location of the thermostat and the heating and/or cooling method.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, which are not readily accessible; inspect heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks; inspect underground fuel tanks; determine the uniformity, temperature, flow, balance, distribution, size, capacity, or supply adequacy of the heating system; light or ignite pilot flames, activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment, override electronic thermostats; evaluate fuel quality; verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks; determine the uniformity, temperature, flow, balance, distribution, size, capacity, or supply adequacy of the cooling system; inspect window units, through-wall units, or electronic air filters; operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment; inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks; examine electrical current, coolant fluids or gasses, or coolant leakage.

### Styles & Materials

<b>Heating System Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Heating System Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heating System Manufacturer:</b> American Standard Date of MFR : 2002	<b>Heating/Cooling Ducts:</b> Insulated Flexible	<b>Air Filter:</b> Disposable
<b>Air Filter Location:</b> Behind return air registers	<b>Number of cooling systems (excluding window AC):</b> One	<b>Cooling System Type:</b> Heat Pump Forced Air (also provides warm air)
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Cooling System Manufacturer:</b> American Standard Date of MFR : 2002	<b>Air Handler Manufacturer:</b> American Standard Date of MFR : 2002
<b>Temperature differential:</b> Acceptable: within 14-22 deg. F		

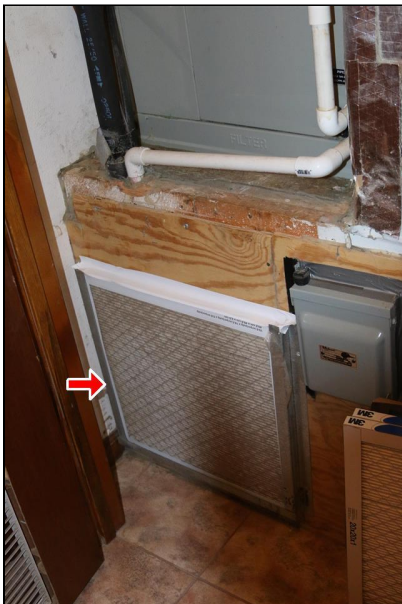


		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•
8.4	Presence of installed heat source in each room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			•
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
8.7	Gas/LP Firelogs and Fireplaces			•	
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

**Comments:**

**8.3** The HVAC system was replaced in approximately 2002. It appears at that time (or perhaps at some point after the original construction of the house), the two return air registers that were originally designed and installed in the ceilings of the two hallways are no longer functioning as return air registers. The current system is utilizing a 20x20 return located in the base supporting the air handler, which is inside a small closet. The non louvered door to this closet was modified to include an air grill. It is recommended that an HVAC contractor be consulted to verify the sizing and supply of return air is adequate for the system. A system that's not receiving the recommended air supply will be under-performing and have a shorter operating life.



8.3 Item 1(Picture)



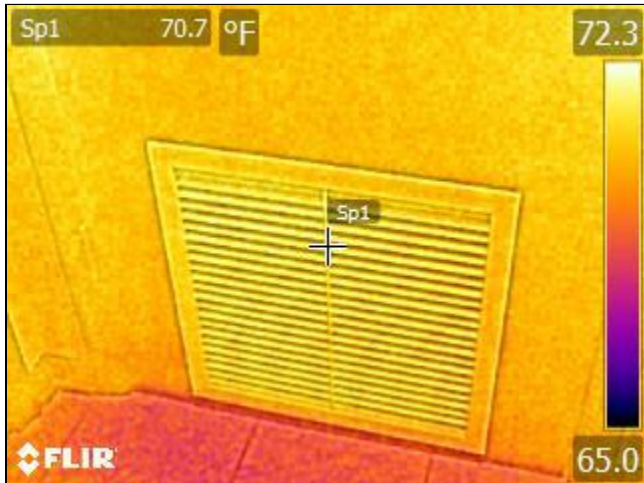
8.3 Item 2(Picture)

**8.5** The fireplace should be inspected and cleaned prior to operation by a licensed chimney sweep.

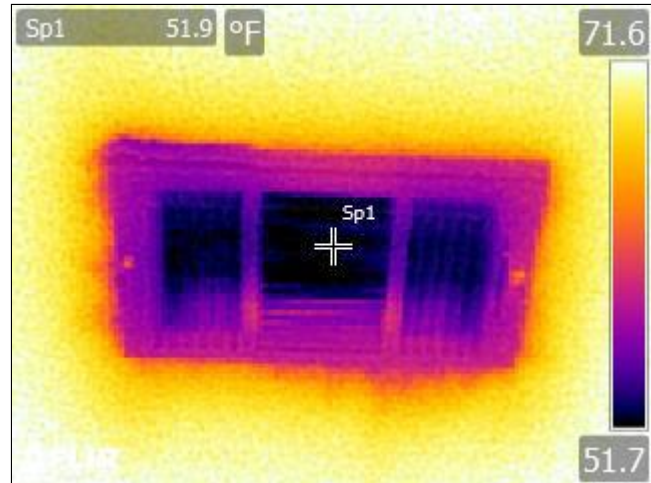
**8.8** While the air conditioning system was operating as intended during the inspection, it is at or near the end of its expected service life, replacement should be expected in the not too distant future.

To view an estimated life expectancy chart for all components of a home in Florida, click [HERE](#)

Temperature differential was in acceptable range of 14-22 degrees F (see pictures)



8.8 Item 1(Picture)



8.8 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Built-in Kitchen Appliances

**The inspector shall:** observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently installed microwave oven.

**The inspector is not required to:** observe clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Range/Oven:**

Electric

**Range/Oven Brand:**

LG

**Range Hood:**

Vents to exterior  
Lights and fan operable

**Range Hood Brand:**

Broan

**Dishwasher:**

Present, Inspected

**Dishwasher brand:**

LG

**Built-in Microwave Brand:**

None

**Garbage Disposal brand:**

None

**Trash Compactor Brand:**

None

		IN	NI	NP	RR
9.0	Range	•			
9.1	Range Hood	•			
9.2	Refrigerator	•			
9.3	Dishwasher	•			
9.4	Built-in Microwave			•	
9.5	Garbage Disposal			•	
9.6	Trash Compactor			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 10. Insulation and Ventilation

**The home inspector shall:** inspect insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; mechanical exhaust and/or venting systems for the kitchen, bathroom and laundry areas; and the operation of any readily accessible attic ventilation fan. The home inspector shall: move insulation where readily visible evidence indicates the need to do so; and move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector shall describe: insulation in unfinished spaces; and absence of insulation in unfinished space at conditioned surfaces.

**The home inspector is not required to:** enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage, in the inspector's opinion, pose a safety hazard; report on concealed insulation and vapor retarders; or venting equipment that is integral with household appliances; activate thermostatically operated fans; determine adequacy of ventilation

## Styles & Materials

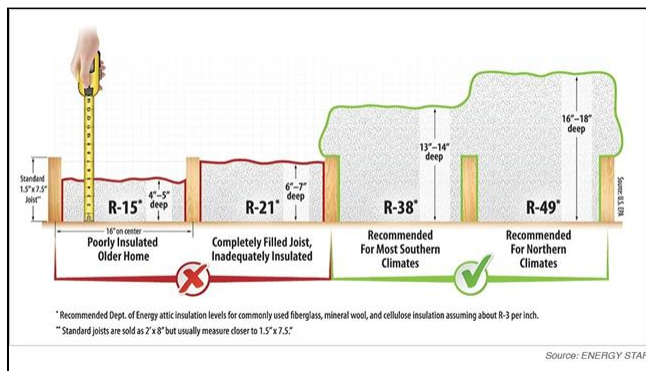
<b>Roof structure ventilation device type:</b> Continuous ridge and soffit vents	<b>Attic insulation material:</b> Blown-in Fiberglass Blown-in Cellulose	<b>Approximate attic insulation depth:</b> 8-12 inches
<b>Dryer Vent:</b> Smooth-bore metal (UL-approved)	<b>Bathroom Exhaust Fans:</b> Fan with light	<b>Dryer Power Source:</b> Electric

		IN	NI	NP	RR
10.0	Insulation in Attic	•			
10.1	Insulation Under Floor System			•	
10.2	Vapor Retarders (in Crawlspace or basement)			•	
10.3	Ventilation of Attic and Foundation Areas			•	
10.4	Roof Structure Ventilation	•			
10.5	Venting Systems (Kitchens, Baths and Laundry)	•			•
10.6	Ventilation Fans and Thermostatic Controls in Attic			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Comments:

**10.0** Picture reference to show your current insulation level.



10.0 Item 1(Picture)

**10.5 (1)** The dryer vent terminated in the garage. This condition is improper. To avoid excessively high moisture levels that can lead to mold growth and/or damage to materials, the dryer vent should terminate at the home's exterior. Recommend correction by a qualified contractor.



10.5 Item 1(Picture)

**10.5 (2)** Bathroom fans vent to attic. This was common when the home was constructed, but is no longer an acceptable practice in modern construction. Recommend having a qualified contractor vent to the exterior.



10.5 Item 2(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



2415 Napoleon Bonaparte Dr Tallahassee, FL 32308  
(850) 765-1050

**Customer**  
Sample Report

**Address**  
1234 Sample Report Dr  
Tallahassee FL 32300

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roof

#### 1.0 Roof Covering

##### Inspected

This area of the roof has been re-shingled more recently than the rest of the roof, it is recommended you consult with seller regarding permits, warranty etc. before your inspection objection deadline.



1.0 Item 1(Picture)

#### 1.1 Roof Flashing

##### Inspected, Repair/Replace

The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends

## 1. Roof

out past a connecting roof eave. This condition may allow moisture intrusion of the exterior wall covering. Kick-out flashing should be installed by a qualified contractor.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

### 1.2 Roof Drainage System

#### Inspected, Repair/Replace

The gutter downspouts in both the front and back of house terminate at the base of the exterior wall and not the recommended 6 feet away. It is recommended that downspout extensions be installed to properly direct storm water runoff.



1.2 Item 1(Picture)

### 1.4 Chimney at Roof

#### Inspected

The chimney crown was constructed of mortar. To extend its life span as far as possible, the crown should be inspected on a regular basis and any cracks should continue to be sealed with an appropriate sealant (as it appears to have been done to date) to prevent damage from moisture.

To further extend the life of the rain cap on the spark arrestor, clean and paint with appropriate product to prevent further corrosion.

## 1. Roof



1.4 Item 1(Picture)

## 2. Exterior

### 2.0 Driveway and Walkways

#### Inspected

Brick culvert is missing brick on corner.



2.0 Item 1(Picture)

### 2.1 Site Conditions that Affect the Structure

#### Inspected, Repair/Replace

(1) In general you shouldn't have any vegetation, bushes, shrubs, vines, trees, touching the house or roof, which can trap moisture against the exterior wall cladding. This moisture can cause rot and attract pests, or may cause mold and mildew to grow. Furthermore, many pests use vegetation as a bridge between the ground to the walls and roof of your home. In certain cases vegetation can cause mechanical damage as well. It is recommended vegetation is cut back at least 12+ inches off a home's exterior.



## 2. Exterior



2.1 Item 1(Picture)



2.1 Item 2(Picture)

(2) Evaluating the condition of trees is outside the scope of this report, so it is recommended you seek further evaluation from a qualified arborist due to the proximity of this tree to the house, its size, and its unique physical appearance.



2.1 Item 3(Picture)

### 2.2 Wall Cladding, Flashing and Trim Inspected, Repair/Replace

(1) Wall penetration for exterior outlet by front door needs to be caulked or sealed appropriately to prevent unwanted moisture or pest intrusion.

2. Exterior



2.2 Item 1(Picture)

(2) Finish coating designed to protect the wood siding was moderately deteriorated at the time of inspection. More so on the South facing elevations. In some of these areas the siding is starting to show signs of curling and one board has split. It is recommended you seek further evaluation from both a qualified siding contractor for corrective action and from a qualified painting contractor for proper finish coat maintenance to prevent further deterioration and to extend the life span of the wood siding components.



2.2 Item 2(Picture)

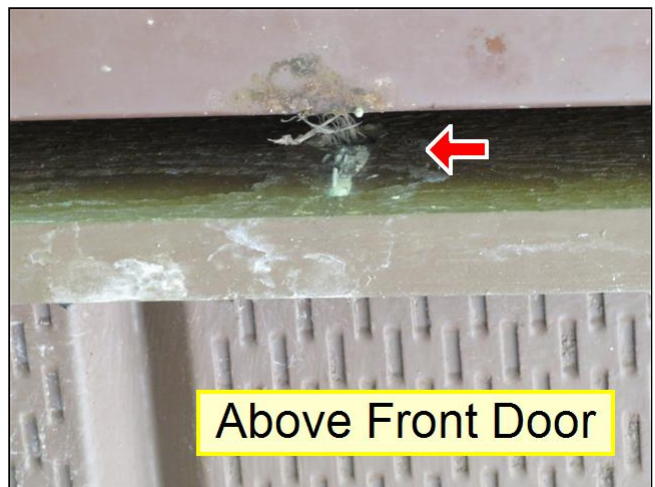


2.2 Item 3(Picture)

(3) There is evidence of carpenter bee activity in several places. Its is recommended that a licensed pest control company further evaluate and treat to prevent any further damage.



2.2 Item 4(Picture)



2.2 Item 5(Picture)

2.3 Exterior Doors and Windows

## 2. Exterior

### Inspected, Repair/Replace

(1) Weather stripping around both exterior doors is damaged or missing and should be replaced to prevent unwanted pest intrusion and energy loss.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

(2) Several windows has missing or deteriorated caulk or grout/mortar around the frames, this should be corrected to prevent unwanted moisture or insect intrusion to the exterior wall membrane.



2.3 Item 3(Picture)

(3) The steel lintels above windows are un-painted and showing signs of minor corrosion. It is recommended that they be painted to help protect against any further corrosion.

**2. Exterior**

2.3 Item 4(Picture)

**2.4 Balcony, Deck, Patio and Porch  
Inspected, Repair/Replace**

(1) Patio should be pressure washed to eliminate a potentially slippery surface.



2.4 Item 1(Picture)

(2) The screen door is sagging and does not have a proper sweep, which could allow pests/insect intrusion. This door is also older and without more attention to maintenance its condition may be prone to deterioration much faster than a newer door.

## 2. Exterior



2.4 Item 2(Picture)

(3) The screen covering is older and showing signs it is nearing the end of its service life. The screen material is loose in most areas and torn in several spots. This should be corrected to prevent unwanted pest or insect intrusion.



2.4 Item 3(Picture)

### 2.5 Railings, Guards, Gates and Handrails

#### Inspected, Repair/Replace

All three gates to the backyard show signs of aging and are difficult to operate due to loose screws in gate hinges and twisting or warping of wooden members. Recommend correction by a qualified contractor.

## 2. Exterior



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



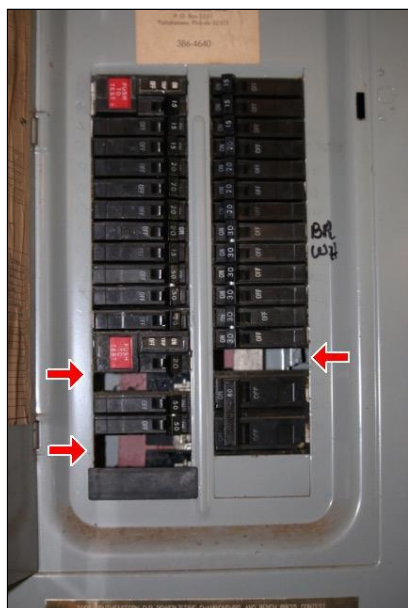
2.5 Item 4(Picture)

## 4. Electrical

### 4.1 Electric Meter and Base, Main Disconnect, and Main and Distribution Panels and Grounding Inspected, Repair/Replace

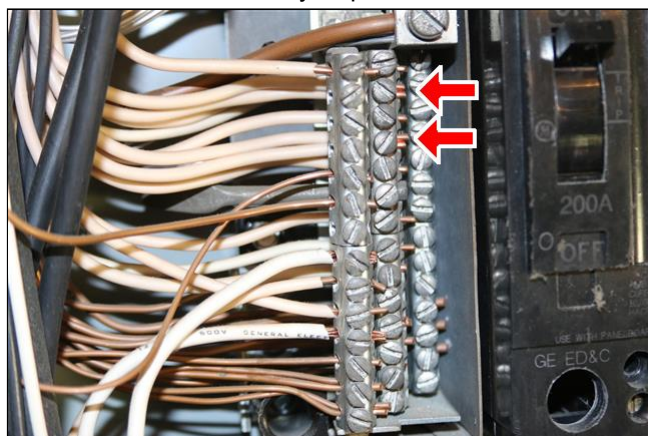
(1) The service panel dead front cover had one or more gaps where circuit breakers were missing. This condition may allow a person to come into contact with energized electrical components. These gaps should be filled with twist-out blanks designed for this purpose. This potential shock/electrocution hazard should be corrected by a qualified electrical contractor.

## 4. Electrical



4.1 Item 1(Picture)

(2) In the service panel, two conductors were installed in a lug designed for only one. This condition is improper. Recommend correction by a qualified electrical contractor.



4.1 Item 2(Picture)

### 4.2 Distribution Wiring

#### Inspected, Repair/Replace

Receptacle on outside corner of patio has several deficiencies: The wire coming out of the ground into the outlet should be encased in conduit to provide protection from mechanical damage; the same condition exists where the wire exits the screen porch and goes into the ground; the wire to this outlet is not hard wired to the home's electrical system, but rather plugged in on the porch. Recommend correction by a qualified electrical contractor.

#### 4. Electrical



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

#### 4.3 Polarity and Grounding of Receptacles within 6 ft of interior plumbing fixtures, all receptacles in garage, carport, exterior walls of inspected structure

##### Inspected, Repair/Replace

(1) Outlet face by front door is broken and not on a GFCI protected circuit. Recommend replacement by a qualified contractor.



4.3 Item 1(Picture)

(2) At the time of the inspection, no deficiencies were observed in the condition of electrical receptacles in the garage, but receptacles in the garage had no ground fault circuit interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have



## 4. Electrical

changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. This can be achieved by: 1. Replacing the current standard receptacles with GFCI outlets 2. In the garage circuit, replacing the receptacle nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breakers currently protecting garage electrical circuits with GFCI breakers.

(3) An electrical outlet in the hall bathroom has hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.



4.3 Item 2(Picture)

(4) At the time of the inspection, no deficiencies were observed in the condition of electrical receptacles in the kitchen but they had no ground fault circuit interrupter (GFCI) protection. For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard receptacle with GFCI outlets 2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle. 3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.

### 4.4 Switches, Receptacles and Light Fixtures (observed from a representative number) Inspected, Repair/Replace

(1) Replace broken switch plates or covers.



4.4 Item 1(Picture)

### 4.5 Smoke Detectors

## 4. Electrical

### Inspected, Repair/Replace

The presence of two smoke detectors were noted in the hallways outside both sleeping areas, but they weren't tested. It's recommended after purchase you replace all detectors at that time. This recommendation is made because smoke detectors have a life span of 10 years OR LESS, replacing them upon move in will ensure they are in working order and makes it easy to remember they were installed when you purchased the home allowing you to accurately maintain them going forward. They are a relatively inexpensive item and given how important they could be to you and your family's safety, well worth the cost. For that same reason, adding additional detectors is never a bad idea.

### 4.6 Carbon Monoxide Detectors

#### Not Present, Repair/Replace

Not present. Recommend installation of at least one, or a combination carbon monoxide and smoke detector in all houses that contain a fireplace.

## 5. Garage

### 5.5 Fire Separation

#### Inspected, Repair/Replace

The garage should be separated from the residence and its attic area by no less than 1/2" gypsum board applied to the garage side. Any opening or penetration therein must use the proper material/product in order to maintain proper fire wall separation. This product does not meet the necessary requirements. It is recommended that a corrective action is taken by a qualified contractor.



5.5 Item 1(Picture)

## 6. Interior

### 6.3 Doors (Representative Number)

#### Inspected, Repair/Replace

Door between master bathroom vanity and shower/toilet area doesn't latch properly and should be adjusted.

Bi-fold closet doors in middle bedroom don't shut properly and should be adjusted.

### 6.4 Windows and Skylights (Representative Number)

#### Inspected, Repair/Replace

Window coverings or blinds in one or more window(s) in the house utilized cords of an older design. When window cords are accessible to small children, these seemingly harmless products may become strangulation hazards. This is especially important with older window coverings that may not meet the latest national standard for window cord

## 6. Interior

safety. If you have corded window coverings and can't replace them with today's safer products, check them for the following hazards and order free retrofit kits as needed by clicking [HERE](#) .

## 7. Plumbing

### 7.2 Water Heating Equipment, Controls, Chimneys, Flues and Vents

#### Inspected, Repair/Replace

(1) The water heater in the garage is older and has performed beyond it's normal life expectancy. Replacement should be anticipated in the not too distant future. Even though the water heater is located in the garage, it is still recommended that an installation of a proper drip pan be made.

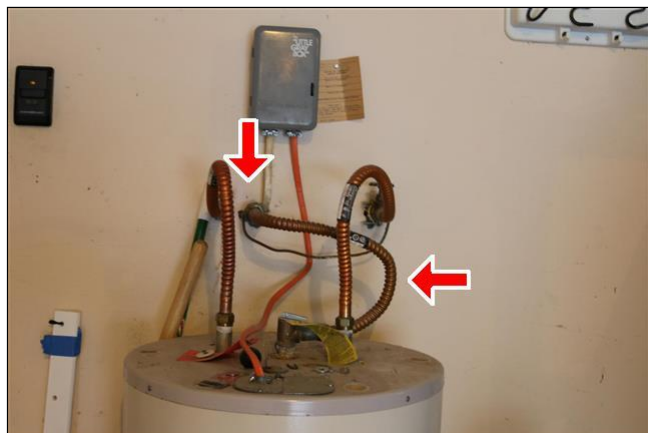
To view an estimated life expectancy chart for all components of a home in Florida, click [HERE](#)

(2) It is believed there is a second water heater located in the closet of the middle bedroom, due to both the contents of closet and the shelving installed, the water heater is not accessible and was not inspected. This is a condition that should be corrected to prevent a potentially larger issue if it were to leak.



7.2 Item 1(Picture)

(3) The TPR (Temperature Pressure Relief) valve should not flow upward. The relief should not be restricted. The pipe should discharge 6" from the ground, preferably into a pail or bucket. It is recommended that you have a licensed professional plumber repair. For additional resource information, see the following: [TPR Valves](#).



7.2 Item 2(Picture)

### 7.3 Interior Water Supply, Fixtures, Faucets and Systems

#### Inspected, Repair/Replace

Stoppers in both bathtubs and in right master bathroom sink are missing.

## 7. Plumbing



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

## 7.5 Sewage and DWV Systems

### Inspected

Due to the location of most components underground and the visual nature of the General Home Inspection I did not inspect the private onsite wastewater treatment (septic) system. Because these can be one of the most expensive systems in the home to repair or replace, I strongly recommend that before the expiration of your Inspection Objection Deadline, you have it inspected by a certified specialist. The EPA recommends that the average household septic system be inspected at least every 3 years by a septic service professional. Household service tanks are typically pumped every 3-5 years. It is recommended you ask the seller to provide history of septic tank maintenance. For more information about maintaining your septic system, please click [HERE](#).

## 8. Heating and Cooling

### 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Inspected, Repair/Replace

The HVAC system was replaced in approximately 2002. It appears at that time (or perhaps at some point after the original construction of the house), the two return air registers that were originally designed and installed in the ceilings of the two hallways are no longer functioning as return air registers. The current system is utilizing a 20x20 return located in the base supporting the air handler, which is inside a small closet. The non louvered door to this closet was modified to include an air grill. It is recommended that an HVAC contractor be consulted to verify the

**8. Heating and Cooling**

sizing and supply of return air is adequate for the system. A system that's not receiving the recommended air supply will be under-performing and have a shorter operating life.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

**8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Inspected, Repair/Replace**

The fireplace should be inspected and cleaned prior to operation by a licensed chimney sweep.

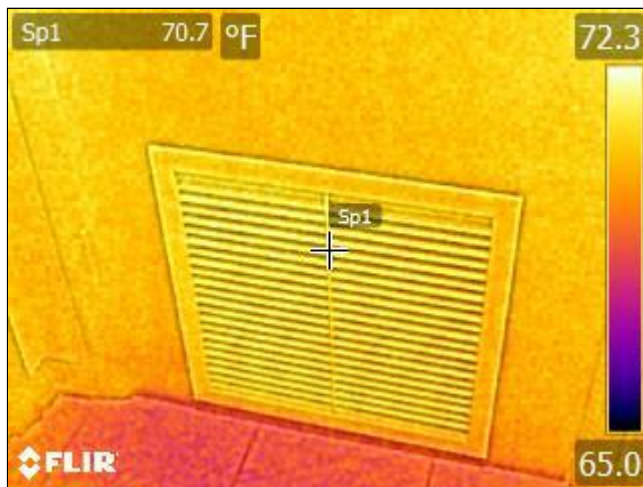
**8.8 Cooling and Air Handler Equipment**

**Inspected**

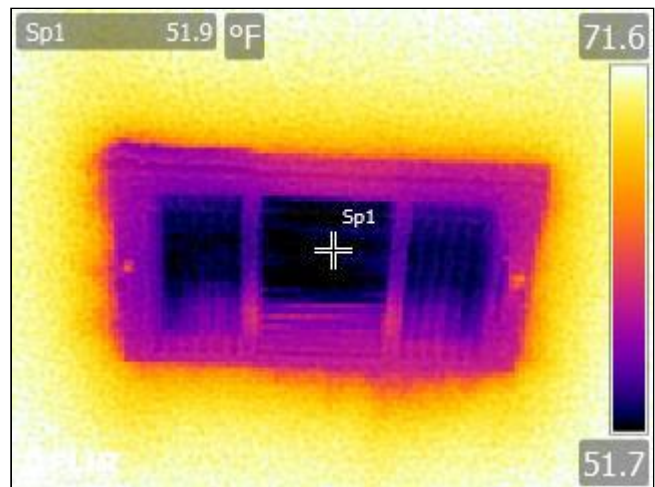
While the air conditioning system was operating as intended during the inspection, it is at or near the end of its expected service life, replacement should be expected in the not too distant future.

To view an estimated life expectancy chart for all components of a home in Florida, click [HERE](#)

Temperature differential was in acceptable range of 14-22 degrees F (see pictures)



8.8 Item 1(Picture)



8.8 Item 2(Picture)

**10. Insulation and Ventilation****10.5 Venting Systems (Kitchens, Baths and Laundry)****Inspected, Repair or Replace**

(1) The dryer vent terminated in the garage. This condition is improper. To avoid excessively high moisture levels that can lead to mold growth and/or damage to materials, the dryer vent should terminate at the home's exterior. Recommend correction by a qualified contractor.



10.5 Item 1(Picture)

(2) Bathroom fans vent to attic. This was common when the home was constructed, but is no longer an acceptable practice in modern construction. Recommend having a qualified contractor vent to the exterior.



10.5 Item 2(Picture)

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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